





24 Russell Road

West Wittering, Chichester

BRAND NEW BUILD detached house in popular street CLOSE TO BEACH and VILLAGE SHOPS.

This brand new detached house is situated in a popular residential road in a desirable coastal location. The property is within walking distance of both the village centre and the beach.

In all, the property measures 1,214 sq ft and comprises: A good size, west facing sitting room, a utility room/boot room, a ground floor bedroom/office with an en suite bathroom which can also be accessed from the family area of the open plan kitchen-dining room.

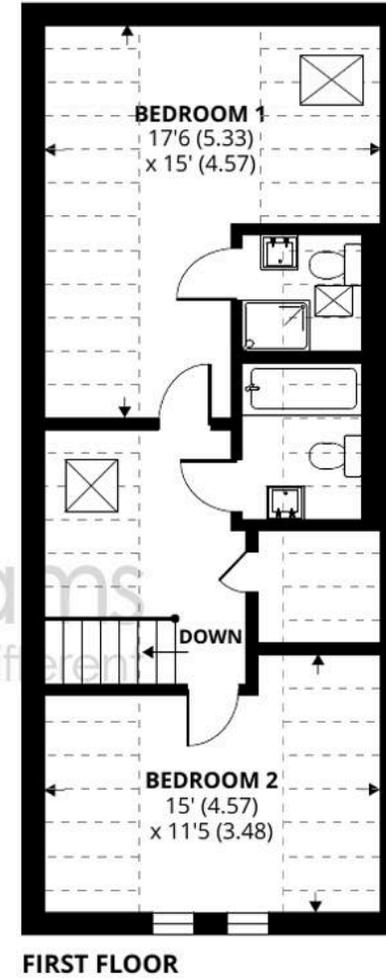
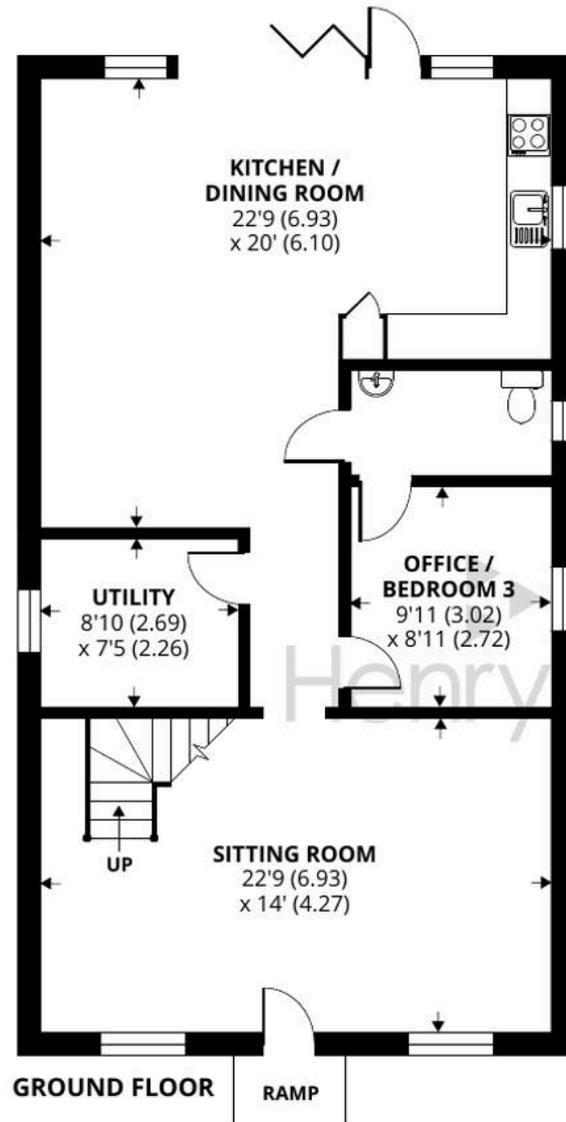
The kitchen-dining-family room stretches the full width of the back of the property and overlooks the rear garden. The kitchen features a range of integral appliances including a fridge freezer, oven and hob. A staircase from the sitting room rises to the first floor landing, where the family bathroom and two double bedrooms will be found. The principal suite benefits from an en suite shower room.

Outside, there is ample private parking on the gravel driveway and a lawned area. The rear garden is a good size and is mainly laid to lawn with a patio area and borders ready for planting. The property is also wheel accessible via a ramp at the front of the property. Please take note of the floor plan, as the height is restricted upstairs.





Denotes restricted head height



Approximate Area = 1214 sq ft / 112.8 sq m
Limited Use Area(s) = 335 sq ft / 31.1 sq m
Total = 1549 sq ft / 143.9 sq m

For identification only - Not to scale







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Council Tax band: TBD

EPC Energy Efficiency Rating: B

- Combined Kitchen & Dining
- Walk to Shops
- 10 Year Building Guarantee
- Walk to Beach
- New Build
- En Suite Shower Room to Principal Bedroom
- Good Size Sitting Room

Situated within walking distance from the beach, within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beaches in the Witterings enjoy views towards the Isle of Wight and are popular with Kitesurfers and Windsurfers. The village nearby (at East Wittering) offers a range of local facilities including: infants/junior school, GPs surgery, dentist, library, 2 mini supermarkets and a range of quality independent shops. There is also a regular bus service to Chichester with its wide range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.



Henry Adams – East Wittering

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the